



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name / Number: Bothell and E. Kenmore / 38

Last Physical Inspection: 1996

Sales - Improved Analysis Summary:

Number of Sales: 570

Range of Sale Dates: 1/97 through 12/98

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$70,600	\$133,900	\$204,500	\$221,800	92.2%	11.00%
1999 Value	\$76,200	\$142,700	\$218,900	\$221,800	98.7%	10.71%
Change	+\$5,600	+\$8,800	+\$14,400	N/A	+6.5%	-0.29%*
%Change	+7.9%	+6.6%	+7.0%	N/A	+7.0%	-2.64%*

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.29% and -2.64% actually indicate an improvement.

Sales used in Analysis: All sales of single family residences on residential lots that appeared to be market sales were considered for this analysis. Multi-parcel sales, multi-building sales, mobile home sales, sales of new construction where less than a fully complete house was assessed for 1998, and sales where the 1998 assessed improvements value was \$10,000 or less were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$74,400	\$124,200	\$198,600
1999 Value	\$80,200	\$133,400	\$213,600
%Change	+7.8%	+7.4%	+7.6%

Number of improved single family home parcels in the population: 4450.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 1998. Also, parcels with a 1998 assessed improvements value of \$10,000 or less were excluded.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including variables for waterfront, building grade and building condition improved uniformity of assessments throughout the area. For instance, 1998 assessment ratios (assessed value/sales price) of waterfront properties were significantly higher than the average, and the formula adjusted these properties downward. The average assessment ratios of parcels with grade 9 or 10 houses were also higher than average, and a downward adjustment was applied. Finally, houses in good condition had a lower than average assessment level, and an upward adjustment was applied. The formula adjusted for these differences, thus improving equalization.

Mobile Home Analysis

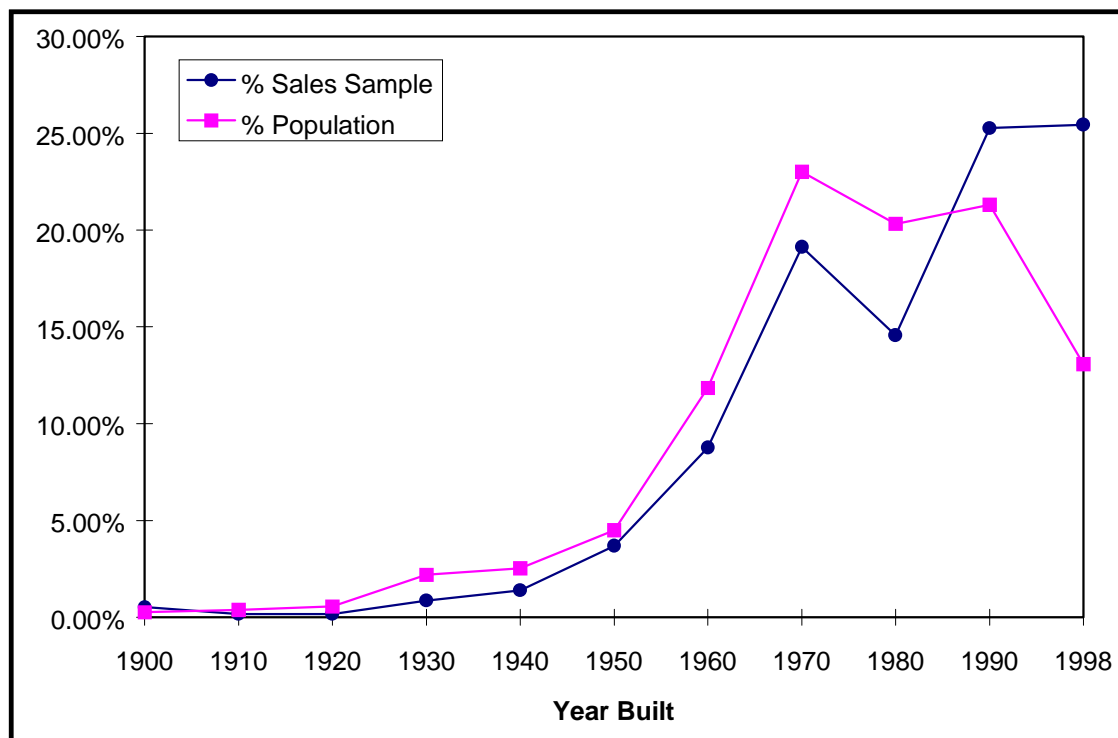
There are 530 real property Mobile Homes in Area 38, represented by 53 mobile home sales. Analysis of the 1998 assessment ratios (assessed value/sales price) of these properties indicated that an upward adjustment of 15.0% was required.

Since values described in this report improve assessment levels, uniformity and equity, we recommend posting them for the 1999 assessment roll.

(more on next page)

Sales Sample		
Year Built	Frequency	% Sales Sample
1900	3	0.53%
1910	1	0.18%
1920	1	0.18%
1930	5	0.88%
1940	8	1.40%
1950	21	3.68%
1960	50	8.77%
1970	109	19.12%
1980	83	14.56%
1990	144	25.26%
1998	145	25.44%
		570

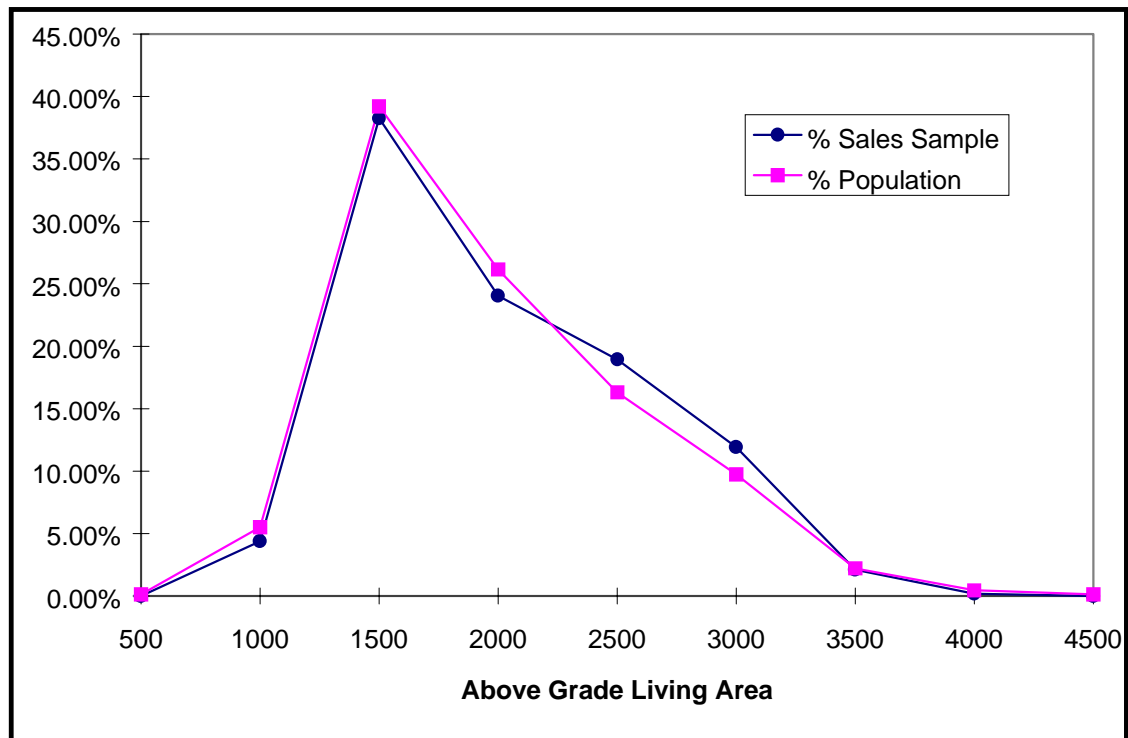
Population		
Year Built	Frequency	% Population
1900	12	0.27%
1910	17	0.38%
1920	25	0.56%
1930	98	2.20%
1940	113	2.54%
1950	200	4.49%
1960	527	11.84%
1970	1024	23.01%
1980	904	20.31%
1990	948	21.30%
1998	582	13.08%
		4450



The sales sample is representative of the population with respect to year built.

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	25	4.39%
1500	218	38.25%
2000	137	24.04%
2500	108	18.95%
3000	68	11.93%
3500	12	2.11%
4000	1	0.18%
4500	0	0.00%
570		

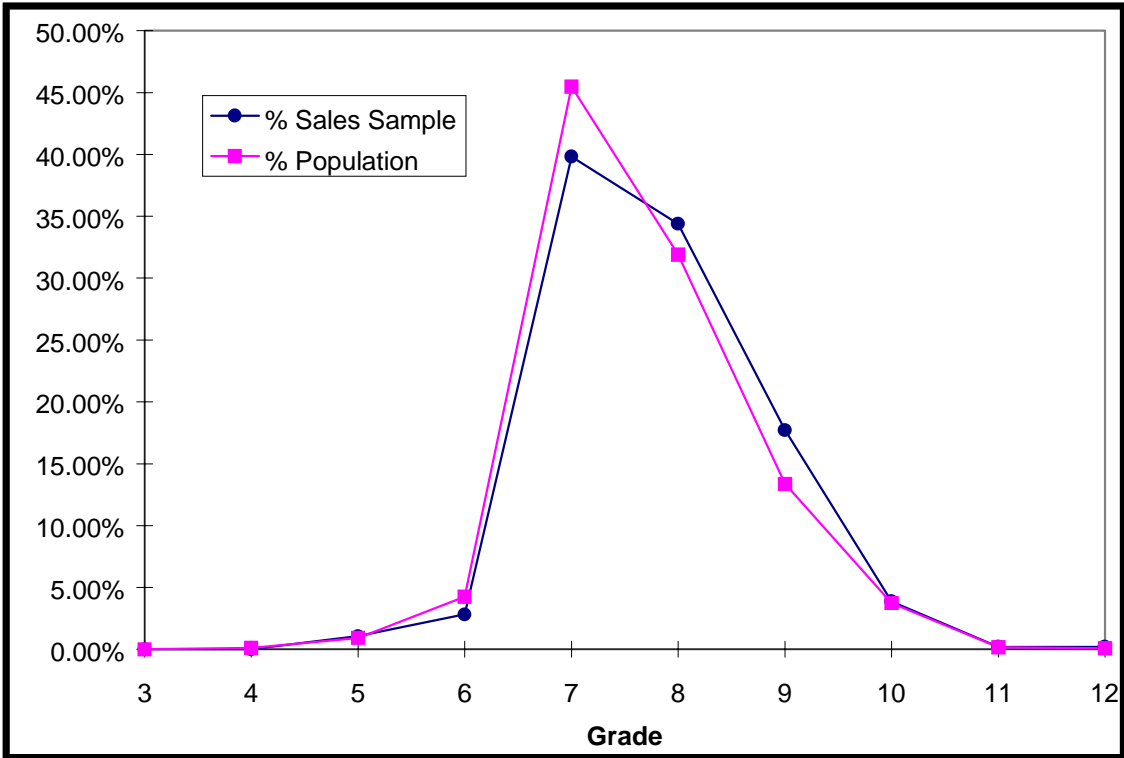
Population		
Above Gr Living	Frequency	% Population
500	6	0.13%
1000	245	5.51%
1500	1745	39.21%
2000	1164	26.16%
2500	726	16.31%
3000	434	9.75%
3500	99	2.22%
4000	20	0.45%
4500	6	0.13%
4450		



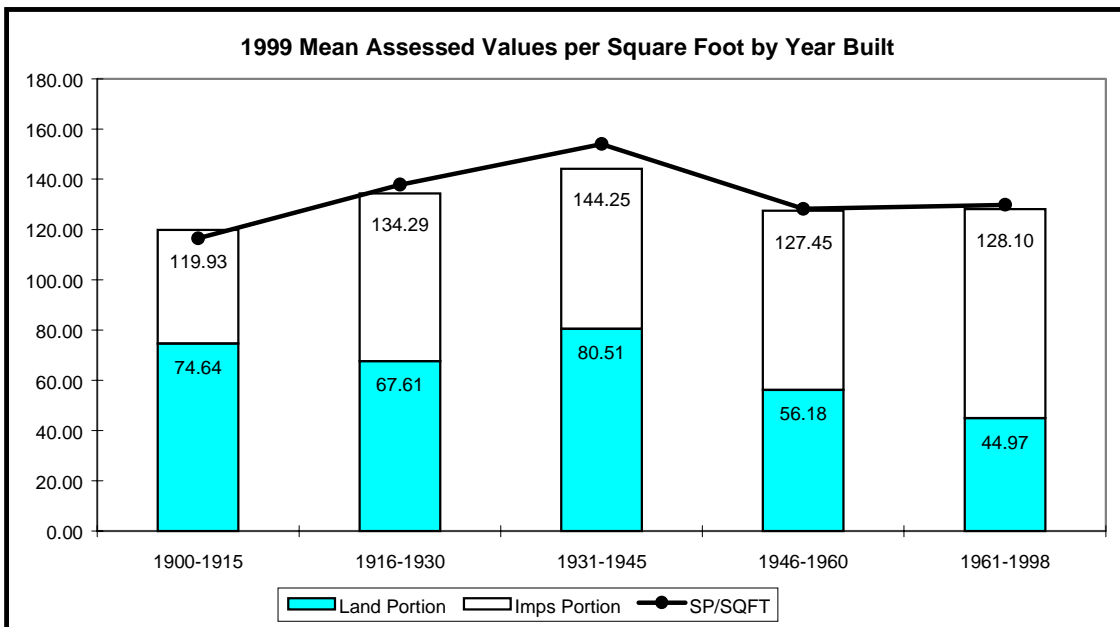
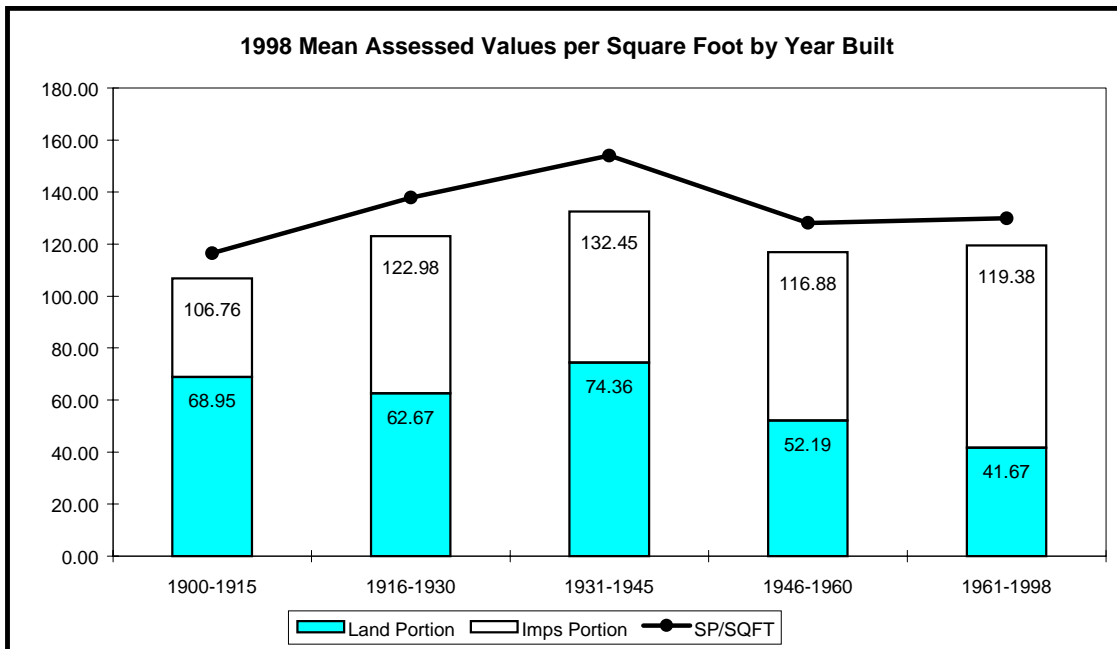
The sales sample is representative of the population with respect to above grade living area

Sales Sample		
Grade	Frequency	% Sales Sample
3	0	0.00%
4	0	0.00%
5	6	1.05%
6	16	2.81%
7	227	39.82%
8	196	34.39%
9	101	17.72%
10	22	3.86%
11	1	0.18%
12	1	0.18%
		570

Population		
Grade	Frequency	% Population
3	0	0.00%
4	5	0.11%
5	41	0.92%
6	189	4.25%
7	2024	45.48%
8	1419	31.89%
9	595	13.37%
10	166	3.73%
11	7	0.16%
12	4	0.09%
		4450

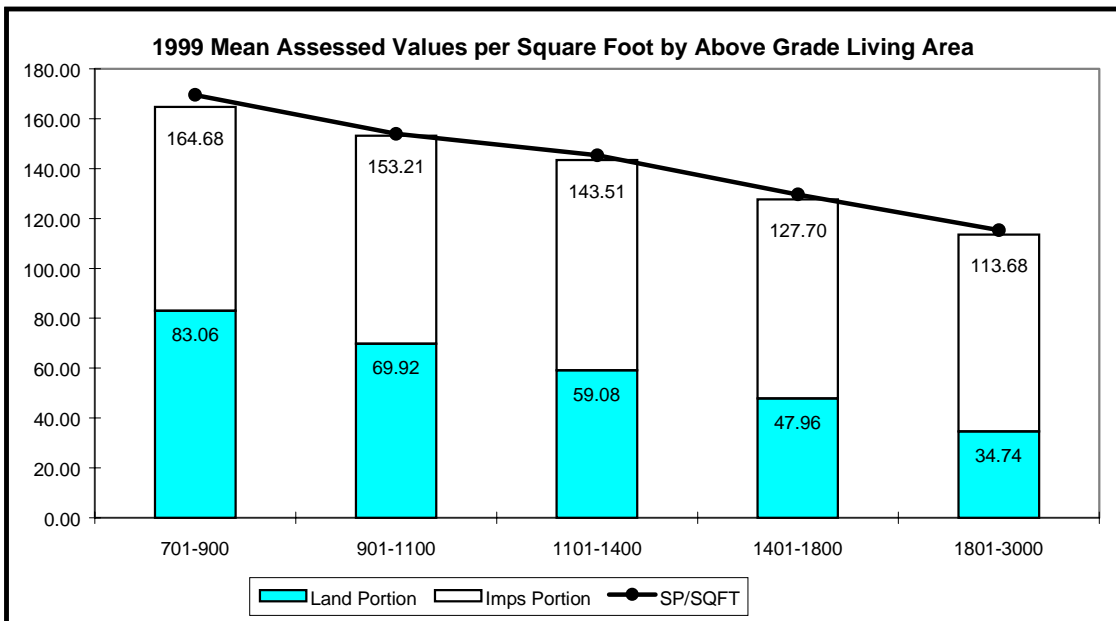
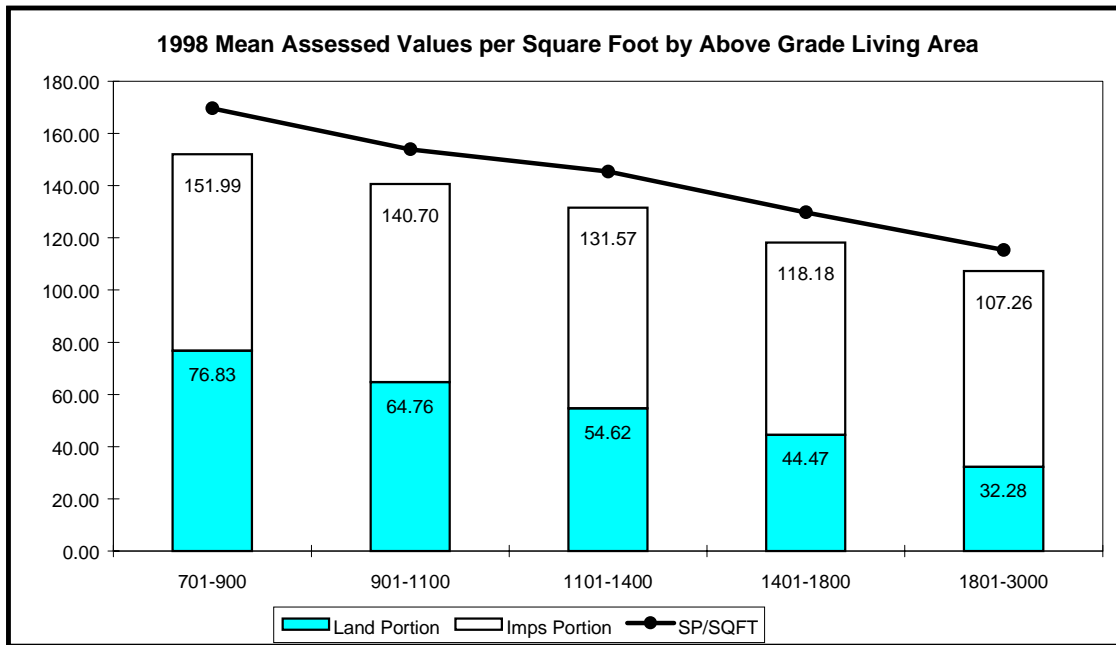


The sales sample is representative of the population with respect to grade.



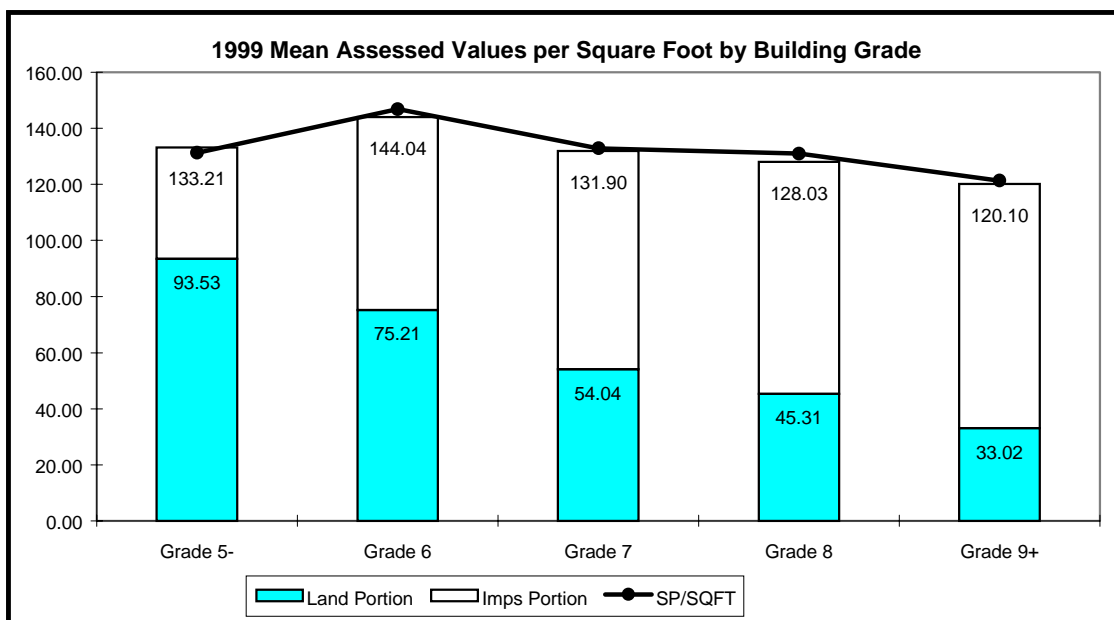
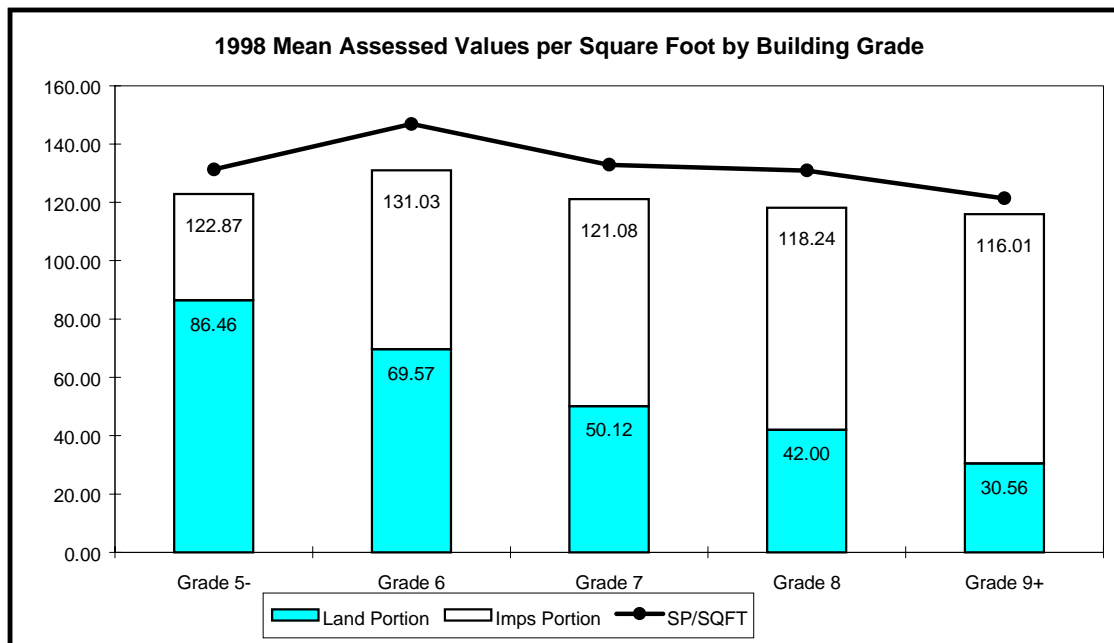
These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.



These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.



These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.